



2022

**Call for
Applications**


Peel Affordable Rental Incentives Program

*Guidelines and
Application Requirements*

 **Region
of Peel**
working with you

A. Guidelines and Application Requirements

Applicants are required to review all Peel Affordable Rental Incentives Program Call for Applications Materials:

Document	Description
 A. Guidelines and Application Requirements <i>(current document)</i>	An overview of the Peel Affordable Rental Incentives Program and an outline of supplementary documentation required as part of a complete application. Available at the Region of Peel's Program website.
B. Project Information Spreadsheet	Excel template to be used to provide project budget and rental rate information as part of a complete application. Available at the Region of Peel's Program website.
C. Application Summary, Terms and Conditions	An overview of the application, Applicant declaration and required Terms and Conditions as part of a complete application. Available at the Region of Peel's Program website.
D. Template Contribution Agreement	The Template Contribution Agreement provides the terms and conditions under which the Region of Peel will provide funding assistance to successful Applicants. Successful Applicants will be required to execute a Contribution Agreement with the Region of Peel in substantially the same form as the Template Contribution Agreement. Applicants must review and agree to the terms and conditions as outlined. Available at the Region of Peel's Program website.
E. Addenda	In case of any revisions to this Call for Applications, Addenda may be posted on the Region of Peel's Program website in accordance with the Call for Applications Terms and Conditions. Applicants are encouraged to check the website regularly, in case of Addenda being added throughout the Call for Applications.



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1 Introduction to the Peel Affordable Rental Incentives Program

1.1 Introduction

As in other municipalities in the Greater Toronto Area, residents of the Region of Peel face significant housing affordability challenges. It is also understood that there is no single solution to the housing affordability crisis.

The Peel Affordable Rental Incentives Program (“Program”) supports the implementation of the Council-approved [Peel Housing and Homelessness Plan, 2018–2028](#). The Program is intended to assist private and non-profit organizations with delivering affordable rental housing through the provision of Regional incentives. The Program focuses on affordability for middle-income households, in alignment with the affordable housing targets identified in the Peel Housing and Homelessness Plan and the [Region of Peel Official Plan](#).

The program is structured as a Call for Applications, where interested organizations apply within a defined window and are awarded funding on a competitive basis. The Region of Peel is providing up to \$2.5 million in capital grants in 2022 through this Call for Applications, to be distributed to successful Applicants.

The Region of Peel intends to review the Program annually and refine as needed to ensure affordable housing outcomes as defined in the Peel Housing and Homelessness Plan are being achieved.

1.2 Region of Peel Housing Development

Within Region of Peel Housing Services, the Housing Development team works with private and non-profit developers, community organizations, senior levels of government, and other community partners to build new affordable housing and contribute to a Community for Life.

The Housing Development team drives all components of the affordable housing development process from the initial pre-planning to building completion on Region of Peel and Peel Housing Corporation lands. This entails working through feasibility, land management, planning, and design, to managing construction, and initiating the application process for residents to apply for units. The Housing Development team also works closely with other Regional divisions supporting the Region's affordable housing objectives, including Planning and Development Services.

The Housing Development team is leading the implementation of the Peel Affordable Rental Incentives Program to further support affordable housing development and improve housing outcomes for Peel residents.

1.3 Peel Affordable Rental Incentives Program Guidelines and Application Requirements

These guidelines provide information to assist private and non-profit organizations that intend to create new affordable rental housing in Peel. They include information about the available incentives, eligibility and application requirements, and the approval process. Interested organizations must review the Guidelines and Application Requirements document prior to applying to the Program. These guidelines are for the 2022 calendar year.

1.4 Region of Peel Program mailing list and contact information

Interested stakeholders may sign up to the Program mailing list by emailing affordablehousingdevelopment@peelregion.ca with your name, organization and contact information. By signing up, you will receive information about upcoming Calls for Applications, program updates, and information sessions.

For information about the Program, please visit the [Region of Peel's Affordable Rental Incentives Program](#) website or contact the Housing Development team at affordablehousingdevelopment@peelregion.ca or by phone at 905-791-7800 ext. 4299.



2 Peel Affordable Rental Incentives Program

2.1 Program overview

The Region of Peel will issue a Program Call for Applications to initiate a competitive process for providing capital grants (“Incentives”) to private and non-profit organizations. Applications will be reviewed and assessed using the Program Eligibility Requirements and Evaluation Criteria, to select successful application(s) to receive available Incentives.

It is expected that approximately four months will be required to review and approve Applications, from the closing date of the Call for Applications, including, where required, obtaining Regional Council approval to enter into agreements with successful Applicants. Successful Applicants will be required to enter into a contribution agreement with the Region of Peel committing to the delivery of **Affordable Units**.

Affordable Units for the purposes of the Program are units for which monthly rent is equal to or less than 135% of the median market rent for the local municipality as determined annually by the Canada Mortgage and Housing Corporation (CMHC), for apartment units, by bedroom type, and taking into account the prescribed electricity allowance as required. Rents for projects proposed in the Town of Caledon will be established using City of Brampton median market rent due to data suppression.

2.2 Available Region of Peel incentives

Up to \$2.5 million in funding is available through this Call for Applications, to be provided through Regional capital grants. Interested Applicants may request total funding up to this amount, however only Applications meeting the Eligibility

Requirements (Section 2.4) will be considered to receive Incentives. The Region of Peel may allocate available funding in whole or in part to one or more Applicants. In most cases, the Region of Peel's Incentives will be provided at the time of building permit issuance.

2.3 Other funding sources and incentives

Other sources of funding and incentives may be offered from other organizations and levels of government, subject to availability and depending on project details. The Program is intended to be combined with all other sources of available funding and incentives; however, these funding sources and incentives are not administered by the Region of Peel and Applicants must determine eligibility and apply separately. This section is for information purposes only, and other incentives may be available that are not listed below.

2.3.1 The National Housing Strategy

As part of the National Housing Strategy, the Canada Mortgage and Housing Corporation (CMHC) has several programs to support the creation of affordable rental housing. For more information on eligibility and how to apply, please visit the [Canada Mortgage and Housing Corporation](#) website.

2.3.2 City of Brampton

a) Central Area Community Improvement Plan (CIP)

The City of Brampton has an approved CIP in place that offers financial incentives for new purpose-built rental housing (e.g., reduction of 50% – 100% on the City's portion of development charges), as part of the Development Charges Incentive Program within the CIP area. The level of development charge reduction is established by way of a scoring system. To date, the City has waived over \$30 million in development charges which has helped to create roughly 2,750 residential units and over 40,000 ft² of commercial/office space through the Development Charges Incentive Program. For more information on eligibility and how to apply, please visit the City of Brampton's website, [Community Improvement Plan](#).

b) Concierge Program

The City of Brampton Concierge Program is intended to assist non-profit and private-sector developers of affordable rental and ownership housing, including transitional housing to navigate through site selection, funding, incentives, partnerships, and approvals processes. Successful Program Applicants for projects

located in the City of Brampton may be eligible for the Concierge Program. For more information, please visit the City of Brampton's website, [Concierge Program](#).

c) Housing Catalyst Capital Project

The Housing Catalyst Capital Project is designed to deliver capital funding and support non-profits in the delivery of new housing ideas for Brampton over the next 3 years. This will assist non-profits in upfront costs associated with technical studies, design, etc. The intent is that these pilots will inspire others and help the City of Brampton establish required policy and other mechanisms to facilitate continued innovation. A total of \$8 million has been currently earmarked for this project, with \$4 million earmarked to fund a maximum of 4 projects in Phase 1. For more information please visit the City of Brampton's website, [Brampton Housing Catalyst Capital Project](#).

2.3.3 City of Mississauga

a) Development Charges Grants for Affordable Rental Housing Developments

City of Mississauga recently approved the Development Charges Grants for Affordable Rental Housing Developments program. Implementation of this program is currently underway, and non-profit applicants to the Peel Affordable Rental Incentives Program building in the City of Mississauga may be eligible for this upcoming program. For more information, please contact [City of Mississauga staff](#).

2.3.4 Enbridge Gas

a) Savings by Design

Through its Savings by Design programs, Enbridge Gas is offering free building science consultation and real-time energy modelling to maximize energy performance in new construction housing. These programs offer free design expertise and financial incentives to build energy-efficient, sustainable and high-performance buildings. For more information on eligibility and how to apply, please visit the Enbridge Gas website, [New Construction Energy Savings Programs](#).

2.4 Eligibility Requirements

To be considered for funding, the following Eligibility Requirements must be met by the project/Applicant:

2.4.1 Applicant organization

- a) Applicants may be private or non-profit developers.
- b) Applicants must have experience with residential housing development and operating rental housing or retain the services of an organization with this experience.

2.4.2 Affordability

- a) Only units that meet the definition of Affordable Units and meet the suite mix requirements in 2.4.3(f) are eligible for Incentives through the Program.
- b) Affordable Units must be maintained as affordable for a minimum of 25 years.
- c) Successful Applicants will commit to verifying tenant income for the Affordable Units for the duration of the agreement (during rent-up period and upon unit turnover), with the upper income limit to be provided by the Region of Peel (aligned with middle-income households).
- d) Rents for Affordable Units must be set at or below 135% of median market rent (MMR) by local municipality. In new developments where electricity is metered separately for each unit and residents are required to pay the electricity costs directly, the maximum monthly rents are set at 135% of local municipal MMR, less an allowance for electricity, as determined and updated annually by the Region of Peel. In 2022, the maximum Affordable Unit rental rates and the housing electricity allowances are as follows (Table 1):

Table 1 2022 Affordable Unit rental rates and utility allowance

Unit Type	Brampton	Caledon*	Mississauga	Peel Electricity Allowance
1-bedroom	\$ 1,820	\$ 1,820	\$ 1,960	\$ 35
2-bedroom	\$ 2,030	\$ 2,030	\$ 2,160	\$ 50
3-bedroom	\$ 2,260	\$ 2,260	\$ 2,350	\$ 55

* Caledon rents set at Brampton rates due to data suppression

2.4.3 Project details

- a) Projects must be located within Peel Region.
- b) Projects must be new construction (new building or addition to existing building).
- c) Applicants must be seeking incentives for a minimum of 5 Affordable Units within the project.
- d) The project can be a mixed-income building (all Affordable Units, or a mix of market and Affordable Units) and can be a mixed-use building.

- e) The residential portion of the building must be entirely operated as purpose-built rental for at least 25 years (but may be registered as a condominium).
- f) The suite mix for the Affordable Units must align with the following unit mix (rounding as required):
 - 0% bachelor
 - 15% 1-bed
 - 50% 2-bed
 - 35% 3-bed
- g) Notwithstanding the above, more two and three bedrooms could be provided (e.g. no 1-bedrooms and 50/50 split 2 and 3-bedroom units).
- h) Projects must be located on lands owned by the Applicant (or an entity related to or affiliated with the Applicant), or lands for which a long-term lease has been secured by the Applicant (or an entity related to or affiliated with the Applicant).
- i) Projects must be financially viable.
- j) Applicants must have participated in a pre-application consultation meeting for the project with the local municipality prior to November 4, 2022 (close of the Call for Applications).

2.5 Program Evaluation Criteria

All applications that meet the Eligibility Requirements will be scored against the Program Evaluation Criteria. The evaluation and scoring matrix is provided below (Table 2). Applicants are actively encouraged to exceed Program minimum Eligibility Requirements to support affordable housing outcomes and Regional objectives.

Table 2 Program Evaluation Criteria

Evaluation category	Evaluation criteria	Score
a) Planning approvals Note: Points in this category do not stack - points are awarded based on most recent status/ planning approval received.	Pre application consultation meeting held	0
	Official Plan/zoning submitted (complete application)	4
	Official Plan/zoning approved/in effect	8
	Site Plan submitted (complete application)	12
	Site Plan approved	16
	Full building permit issued	20
	Max score	20

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Table 2 Program Evaluation Criteria (continued)

Evaluation category	Evaluation criteria	Score
b) Average depth of affordability for Affordable Units (units receiving Incentives) Note: Points in this category do not stack - points are awarded based on specific MMR of Affordable Units.	135% of MMR by local municipality	0
	125–134% of MMR by local municipality	2
	115–124% of MMR by local municipality	4
	105–114% of MMR by local municipality	6
	95–104% of MMR by local municipality	8
	Below 95% of MMR by local municipality	10
	Max score	10
c) Location criteria Note: One point is awarded per amenity type - e.g. if there are two grocery stores within 800m, one point is awarded. Euclidian buffer will be used to determine proximity. For planned amenities see section 5.11 for required documentation.	Existing or planned Regional or local municipal strategic growth area	1
	Within 800m of existing or planned frequent bus (15 minute or better service during rush hour) or higher order transit	1
	Within 800m of an existing or planned year-round fresh food market	1
	Within 800m of an existing or planned park	1
	Within 800m of an existing or planned school	1
	Within 800m of an existing or planned health centre	1
	Within 800m of an existing or planned recreation centre/library	1
	Within 800m of an existing or planned early years or child care centre	1
	Max score	8
d) Length of time that Affordable Units will be maintained as affordable Note: Points in this category do not stack - points are awarded based on specific duration of affordability.	25 years	0
	26–30 years	2
	31–40 years	4
	41+ years	6
	Max score	6
e) Accessible units	Baseline building code requirements (Ontario Building Code)	0
	10%+ of the Affordable Units are barrier-free in accordance with CSA B651: Accessible design for the built environment (above Ontario Building Code requirements)	3
	Max score	3

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Table 2 Program Evaluation Criteria (continued)

Evaluation category	Evaluation criteria	Score
f) Energy & environmental performance	Building energy performance (energy efficiency) meets the Ontario Building Code requirements	0
	Building energy performance (energy efficiency) exceeds the Ontario Building Code requirements by 15% or greater	3
	Max score	3
g) Applicant qualifications and project readiness	The following will be considered: <ul style="list-style-type: none"> • Organization qualifications and experience • Project details and state of readiness 	
	Max score	20
h) Financial proposal	The following will be considered: <ul style="list-style-type: none"> • Justification of incentive amount • Net present value of rent difference (between market and affordable rents) and incentive requested • Project Information Spreadsheet • Financial plan 	
	Max score	30
Total score		100

2.6 Restrictions

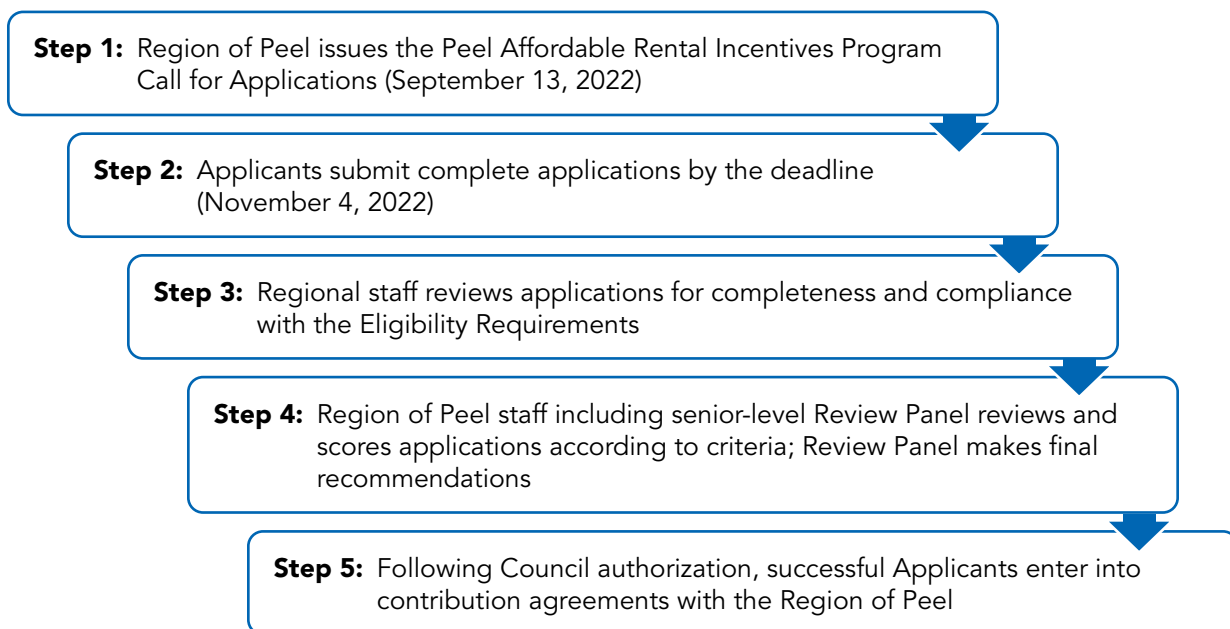
Developments that are mandated to provide affordable housing under Section 37 of the *Planning Act*, a rental replacement policy, or inclusionary zoning are only eligible for Incentives through this Program if they provide Affordable Units or deeper affordability in addition to what is already required. Applications will not be considered where the municipality has granted full or partial occupancy for the proposed project prior to and including September 13, 2022.



3 Application review and approval

The Region of Peel will issue the Peel Affordable Rental Incentives Program Call for Applications for Applicants interested in developing affordable rental housing. Requirements for a complete Application are detailed in Section 4 of this document, and Applications will be reviewed as outlined in Section 3.1 below.

3.1 Application and selection process



After the deadline for the Call for Applications, Region of Peel staff will review all submitted Applications to ensure completeness and that the Eligibility Requirements (Section 2.4) are met. All applications that meet the minimum Eligibility Requirements will be scored against the Program Evaluation Criteria within Table 2 (Section 2.5). The Region of Peel may seek additional information as necessary, but is not obligated to do so, to

determine in its sole and absolute discretion if an application meets or complies with the minimum Eligibility Requirements or to support a comprehensive review of Applications.

Based on the final scores, available funding, and ensuring Regional objectives and interests are met, a Review Panel of senior Regional staff will make a recommendation on successful Applications.

3.2 Application approval and requirements for successful Applicants

Following the approval of applications, to receive Incentives under the Program, Applicants will be required to accept the funding as allocated and enter into a contribution agreement with the Region of Peel that outlines the terms of the commitment. Upon receipt of written notice from the Region of Peel that its Application will be recommended for approval, the Applicant shall provide, within 30 Business Days (Monday to Friday inclusive, other than a day that is observed as a statutory or civic holiday by the Region of Peel) of such notice, a fully executed form of the contribution agreement to the Region of Peel, failing which the Region of Peel shall have the right, in its sole and absolute discretion, without liability, cost, or penalty to:

- extend the period of signing beyond 30 Business Days, and/or
- not enter into a contribution agreement with the Applicant.

Approval of Regional Council may be required prior to execution by the Region of Peel of a contribution agreement.

The contribution agreement will include the following:

- The amount of Regional Incentives to be provided;
- The number of Affordable Units to be provided, Affordable Unit rental rates and duration of affordability;
- Requirements for tenant income verification by Applicant at rent-up and unit turnover;
- Requirements for annual reporting by Applicant;
- Requirements for applying rental rate increases;
- Non-conformity terms and process;
- Registration of security for the funding; and
- Other terms and conditions as required.

Successful Applicants must provide an annual occupancy report to the Region of Peel that confirms the Affordable Units remain at the affordable rates, the building remains a rental building, only qualified tenants have occupied the Affordable Units, and other requirements set out in the contribution agreement.



4 Application package

4.1 Preparing your Application package

Applicants are required to review all **Peel Affordable Rental Incentives Program Call for Applications Materials**.

A complete Program Application package includes the following:

1. Complete **Application Summary, Terms and Conditions** form, including the declaration signed by authorized signatory, available at the [Region of Peel's Program](#) website.
2. Complete **Project Information Spreadsheet**, using the provided template available at the [Region of Peel's Program](#) website.
3. Supplementary documents in PDF form, as outlined in Section 5 of this document.

Applications must include the above requirements and failure to provide an adequate response may result in disqualification. Information submitted in response to the above requirements is subject to verification and further relevant information may be requested.

4.2 Submitting your Application package

To apply, Applicants must e-mail affordablehousingdevelopment@peelregion.ca to request access to a secure submission link. This link may be requested at any time during the Call for Applications.

The deadline to apply is 4:00pm on Friday, November 4, 2022. Applications must be submitted digitally.



5 Required supplementary documentation

The following information is required as part of a complete Program Application package.

5.1 Executive summary

Required documentation:

- a) Letter of introduction that introduces the Applicant (including full corporate name and business name), project, and project team, signed by the person(s) authorized to sign on behalf of the Applicant.
- b) Table of contents for documents submitted.
- c) Summary of the proposed project and key qualifications of the Applicant organization.

5.2 Development qualifications

Applicants must demonstrate their ability and experience in developing housing.

Required documentation:

- a) Description of the Applicant's staff, consultant team, organizational capacity and housing development experience that demonstrates it will be able to complete the proposed project.
- b) Description of recent housing developments (within the last 5 years) undertaken by the Applicant, including location, project size, and tenure.

- c) List of consultants proposed for the project development team, including a description of their expected roles and responsibilities in the project, and description of previous projects undertaken by the consultants.
- d) The following information for key consultants and project team members:

Name:

Organization:

Position:

Years of industry experience (from following range): 0–3 years, 4–6 years, 7–9 years, 10+ years

5.3 Management qualifications

Applicants must demonstrate their ability to manage quality rental housing, or intent to retain an experienced property manager.

Required documentation:

- a) Description of the Applicant or property manager's ability to manage quality rental housing over the duration of the project agreement, citing rental housing projects managed by the Applicant or alternative property manager, including project location and size.
- b) List of consultants involved in property management and support services, including a description of their expected roles and responsibilities in managing the project, and description of previous projects undertaken by the consultants.
- c) The following information for key consultants and project team members involved in property management:

Name:

Organization:

Position:

Years of industry experience (from following range): 0–3 years, 4–6 years, 7–9 years, 10+ years

5.4 Corporate financial information

Applicants must demonstrate the organization is financially sound with the ability to finance the entirety of the project.

Required documentation:

- a) A letter from the organization's financial institution or accountant providing assurance to the Region of Peel that the Applicant has been and is financially viable and solvent as a going concern, it has the financial capacity to complete this project, and that the undertaking of this project will not put any undue financial burden on the Applicant. The letter should make reference to financial viability with respect to the proposed project.
- b) Copies of the organization's Articles of Incorporation or Letters Patent and a list of directors.
- c) If the proposed project will be jointly developed and/or managed by a separate organization, the information in items 5.4(a) and 5.4(b) must be provided for each organization, as well as a description of the legal nature of the relationship, the roles and responsibilities of each organization in the project, and a description of previous experience working in partnership. If the proposed project will be developed or managed by a subsidiary or a related corporation of the Applicant, items 5.4(a) and 5.4(b) must be provided on both the parent and the subsidiary or related corporation.

5.5 Ownership of project lands

Applicants must provide information regarding the ownership of the project lands.

Required documentation:

- a) Description of the ownership of the project lands, including:
 - i) Current registered owner(s) of the land at time of Application and description of relationship between Applicant organization and the registered owner(s) of the land, if different.
 - ii) Description of any transfers of land ownership anticipated at any time prior to execution of the contribution agreement (if applicable), with estimated timing for the transfer.
 - iii) For Applications where the land for the proposed project is leased by the Applicant:

1. A letter from the property owner providing consent to the Applicant to develop the proposed project and register a security interest against the title of the property, including but not limited to a mortgage; and
 2. Confirmation that the term of the lease is long enough to align with affordability requirements of the Program (Affordable Units are maintained for a minimum of 25 years).
- b) Description of the legal entity(ies) that would be party to the contribution agreement, if successful through the Program. **Please note:** the contribution agreement will be registered on title to the project lands; as such, the party to the contribution agreement must be the registered owner of the project lands. If the project lands are not/will not be owned by the Applicant organization, the Applicant may be required to act as a guarantor to the contribution agreement.

5.6 Planning approvals and project design

Applicants must provide information regarding the status of required planning approvals and demonstrate that the proposed project represents good planning.

Required documentation:

- a) Description of the current planning approval stage for the proposed project, including the dates and titles of any publicly available reports to local municipal Committees or Councils.
- b) Minutes or notes from the pre-application consultation meeting held with the local municipality.
- c) Description of all planning approvals required and anticipated timing to achieve final approval for each required stage.
- d) Description of design and architectural features of the proposed project, including:
 - i) Drawings that illustrate the site plan context, main floor, typical and unique floors, parking level(s) if applicable, building sections and elevations, dimensioned unit plans and size.
 - ii) Description of how the proposed project meets the needs of anticipated tenant groups (e.g., seniors, families, etc.).
 - iii) Description of how the durability and quality of the building will be achieved and maintained to reduce maintenance costs and prolong the life of the building.
 - iv) Description of accessibility features that are above Ontario Building Code minimum requirements, including the total number of proposed barrier-free units (in accordance with CSA B651: Accessible design for the built

environment) within the proposed project, the number of barrier-free Affordable Units, and any additional accessibility features.

- v) Description of how the building energy performance (energy efficiency) meets or exceeds the Ontario Building Code requirements. If seeking to demonstrate the project exceeds the Ontario Building Code, Applicants must provide an energy modelling report prepared by a recognized consulting firm with experience preparing modelling for building code compliance using recognized energy modelling software and tools. The report must include description of the percentage improvement in energy performance over the Ontario Building Code.

5.7 Financial plan

Applicants must demonstrate a sound financial plan is in place to complete the proposed project.

Required documentation:

- a) Completed Tab 3: Capital Budget in the provided **Project Information Spreadsheet** (provided template), including detailed notes about the assumptions used to arrive at costs. Costs must be exclusive of HST.
- b) Details of capital funding for the project, such as construction financing, mortgage financing and contributions and grants from other sources. Include proof of funding or description of when proof will be available.
- c) Details of the equity to be contributed by the Applicant (if applicable).
- d) A monthly cash flow plan for all sources of capital funding aligned with the development schedule provided as part of Section 5.9.
- e) Description of any outstanding financing required for project advancement.
- f) Justification for the incentive amount requested (how incentive amount was arrived at). Applicants are encouraged to consider the difference between market and affordable rents and any additional costs incurred to meet program requirements.

5.8 Operating and management plan

Applicants must demonstrate how the project will be maintained as financially viable and in a state of good repair, to ensure quality rental housing for the duration of the agreement.

Required documentation:

- a) Completed Tab 4: Operating Budget in the provided **Project Information Spreadsheet** (provided template) including detailed notes about the assumptions used to arrive at costs. Costs must be exclusive of HST.
- b) Outline of how residents will be selected including the process for verifying income and any partnerships with non-profit housing providers, as applicable.

5.9 Development schedule

Applicants must demonstrate their preparedness to advance the proposed project in a timely manner.

Required documentation:

- a) Description of timing and process for hiring staff, consultants and other resources to advance work on the project.
- b) A realistic, achievable and comprehensive timeline (Gantt chart or equivalent) indicating specific dates for the development milestones, including, planning and building permit approvals, contract tendering and closing, first permit, start of construction, full building permit, completion of structural framing, substantial completion of the units.

5.10 Affordability details

Applicants must provide information about the Affordable Unit and market unit rental rates for the proposed project.

Required documentation:

- a) Completed Tab 2: Proposed Rents in the provided **Project Information Spreadsheet** (provided template).

5.11 Evaluation Criteria – planned services and amenities

The Region of Peel will map the location of the proposed project to determine the following:

- Proximity to existing and planned Regional or local municipal strategic growth areas
- Proximity to existing transit, services and amenities (frequent bus or higher order transit, year-round fresh food market, park, school, health centre, recreation centre/library, early years/childcare centre)

If Applicants want the Region of Peel to consider any other planned services or amenities (in the provided categories, other than Regional or local municipal strategic growth areas) in the scoring of Evaluation Criteria, they must provide additional information.

Required documentation (planned location criteria only):

- a) Description of planned service or amenity, including type and location.
- b) Information regarding the planning approval and funding status of the planned service or amenity.
- c) Description of anticipated time to the completion of the planned service or amenity.

For existing services and amenities, no additional information is required by the Applicant.



For more information visit
peelregion.ca/housing/development/affordable-housing-incentives/

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